

088.0

0002

0015.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

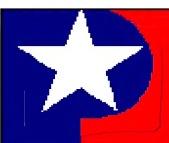
561,000 / 561,000

USE VALUE:

561,000 / 561,000

ASSESSED:

561,000 / 561,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: CIANO FRANK J & NICOLANE	
Owner 2:	
Owner 3:	

Street 1: 65 WOODSIDE LN	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: CIANO FRANK J -	
Owner 2: -	

Street 1: 65 WOODSIDE LANE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .154 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 956 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	
Topo	
Street	
Gas:	

BUILDING PERMITS	
Date	Number

11/7/1994	596
Amount	C/O

15,000	C
Comment	

CONVERT PORCH

ACTIVITY INFORMATION	
Date	Result
11/7/2018	MEAS&NOTICE
3/30/2009	Measured
1/27/2000	Mailer Sent
1/27/2000	Measured
12/1/1981	CS

Sign:	VERIFICATION OF VISIT NOT DATA
/	/

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units
Depth / PriceUnits	Unit Type

Land Type	LT Factor
Sq. Ft.	Base Value

Site	Adj
0	70.

Neigh	Neigh Mod
0.93	5

Infl 1	%

Infl 2	%

Infl 3	%

Appraised Value	Alt Class
434,909	

Spec Land	J Code

Fact	Use Value
	434,900

Notes
434,900

Total AC/Ha: 0.15404

Total SF/SM: 6710

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 434,909

Spl Credit

Total: 434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 19 - Ranch				Full Bath: 1	Rating: Average														
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 6 - Slab				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall: 8 - Brick Veneer	5%			OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID											
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1									
Color:				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C- - Average. (-)				CONDOS INFORMATION				Lvl 2											
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdict:	Fact: .			Floor:				Totals	RMS: 5	BRs: 2	Baths: 1	HB							
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			Exterior:	No Unit	RMS	BRS	FL							
Prim Int Wal 2 - Plaster				Functional:		%		Interior:	1	5	2								
Sec Int Wall:	%			Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:	%			Total:	26.4 %			Plumbing:											
Bsmnt Flr:				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	100.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.35000002				General:											
Electric: 3 - Typical				Const Adj.: 0.99128473															
Insulation: 2 - Typical				Adj \$ / SQ: 133.823															
Int vs Ext: S				Other Features: 62500															
Heat Fuel: 2 - Gas				Grade Factor: 0.90															
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 171392															
% Com Wal	% Sprinkled			Depreciation: 45247															
				Depreciated Total: 126144															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:																			
SPEC FEATURES/YARD ITEMS				Juris. Factor:				Before Depr:	120.44										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y		18X10	A	AV	1990		0.00	T	23.2	101						
PARCEL ID 088.0-0002-0015.0																			
More: N				Total Yard Items:				Total Special Features:				Total:							
IMAGE AssessPro Patriot Properties, Inc																			